

# *Preliminary for Review*

## MINUTES

### STATE BUILDING COMMISSION MEETING

JUNE 12, 2008

The State Building Commission met this day at 11:00 a.m. in House Hearing Room 29 of the Legislative Plaza, Nashville, Tennessee, with the following State Building Commission members and Departments present.

|            |  |                                      |
|------------|--|--------------------------------------|
| 11:18 a.m. | Department of Education                    | Assistant Commissioner Robert Greene |
| 11:24 a.m. | Department of Correction                   | Commissioner George Little           |
| 11:29 a.m. | Military Department                        | General Gus Hargett                  |
| 11:31 a.m. | Department of Transportation               | Commissioner Gerald Nicely           |
| 11:34 a.m. | Department of Environment and Conservation | Assistant Commissioner Larry Lance   |
| 11:36 a.m. | Tennessee Board of Regents                 | Chancellor Charles Manning           |
| 11:50 a.m. | Department of Finance and Administration   |                                      |
| 11:52 a.m. | State Building Commission                  |                                      |

#### STATE BUILDING COMMISSION MEMBERS PRESENT

Jimmy Naifeh, Speaker of the House of Representatives  
Ron Ramsey, Lieutenant Governor  
John G. Morgan, Comptroller of the Treasury  
Riley Darnell, Secretary of State  
Dale Sims, State Treasurer

#### STATE BUILDING COMMISSION MEMBERS ABSENT

Governor Phil Bredesen  
Dave Goetz, Commissioner, Department of Finance and Administration

#### OTHERS PRESENT

Mike Fitts, State Architect  
Georgia Martin, State Architect's Office  
Charles Garrett, Real Property Administration  
Alan Robertson, State Architect's Office  
Charles Harrison, Comptroller's Office  
David Thurman, Legislative Budget Office  
Mark Wood, Secretary of State's Office  
Janie Porter, Attorney General's Office

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Genie Whitesell, Attorney General's Office  
Jerry Preston, Tennessee Board of Regents  
Diane Uhler, Tennessee Board of Regents  
Russ Deaton, THEC  
John Carr, Finance and Administration  
Cindy Liddell, Bond Finance  
Nancy Blevins, Department of Finance and Administration  
Bill Wenzler, Military Department  
Max Haston, Military Department  
Steve Westerman, Real Property Administration  
Paul Degges, Department of Transportation  
Alan Durham, Department of Transportation  
Gayle Ray, Department of Correction  
Tom Robinson, Department of Correction  
Cleve Salmon, Real Property Administration  
Judy Sullivan, SOCC  
Bob Patton, Secretary of State's Office  
Andrew Smith, THEC  
Mike Morrow, Department of Finance and Administration  
Glenn Binkley, Tennessee Technological University  
Kim Chamberlin, Upland Design Group  
Bernard Weinstein, Bernard Weinstein & Associates  
R.G. Cravens, Governor's Office  
Greg Steck, Real Property Administration  
David Gregory, Tennessee Board of Regents

Speaker Naifeh called the meeting to order at 11:17 a.m. Treasurer Sims recognized Charles Garrett by acknowledging his impending retirement and thanked him for his 35 years of State service. He said he appreciated his insight and energy and wished him the best. Secretary of State Darnell said he appreciated all of his "behind the scenes" efforts that make up a large portion of the Subcommittee's work. Speaker Naifeh then requested action on the following matters as presented by State Architect Michael A. Fitts.

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**DEPARTMENT OF EDUCATION**

11:18 a.m.

Assistant Commissioner Robert Greene requested action on the following matters.

**ALVIN C. YORK INSTITUTE, JAMESTOWN, TENNESSEE**

- 1) Approved a request for a revision in scope of a project for **Main Building Reroof** at Alvin C. York Institute, Jamestown, to include emergency roof repairs to adjacent buildings due to recurring leaks.

Estimated Project Cost:       **\$845,000.00**  
*SBC Project No.*               *168/001-01-2005*

**TENNESSEE SCHOOL FOR THE BLIND, NASHVILLE, TENNESSEE**

- 1) Approved a project and acknowledgment of the source of funding for **Geothermal Addition** at Tennessee School for the Blind, Nashville, and selection of Neville Engineering to design and supervise the project.

Estimated Project Cost:       **\$233,000.00**  
*SBC Project No.*               *168/005-01-2008*

**CAMP CLEMENTS, VAN BUREN COUNTY, TENNESSEE**

- 1) Approved a request for a revision in scope of a project for **Campus Maintenance Repairs** at Camp Clements in Doyle, Van Buren County, Tennessee.

Estimated Project Cost:       **\$300,000.00**  
*SBC Project No.*               *162/003-01-2007*

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DEPARTMENT OF CORRECTION

11:24 a.m.

Commissioner George Little requested action on the following matters.

METRO DETENTION FACILITY – DAVIDSON COUNTY, TENNESSEE

- 1) Commissioner Little presented a request for approval of a grant to Metropolitan Government of Nashville and Davidson County for expansion of the Metropolitan Davidson County Detention Center. He said that the Oversight Committee had reviewed and approved the grant. After discussion, the request was approved as presented.

Estimated Project Cost:           \$10,275,000.00

*SBC Project No.           142/011-01-2008*

SOUTHEAST TENNESSEE STATE REGIONAL CORRECTIONAL FACILITY, PIKEVILLE, TN

- 1) Approved a request for a revision in funding and acknowledgement of the source of funding from \$125,000.00 to \$180,760.00 (\$55,760.00 increase) of a project for the **Kitchen Grease Trap Removal and Replacement** at Southeast Tennessee Regional Correctional Facility, Pikeville, Tennessee.

Revised Estimated Project Cost:       \$180,760.00

*SBC Project No.           142/013-01-2008*

- 2) Commissioner Little presented a request for approval of a revision in estimated project cost from \$144,000,000.00 to \$185,000,000.00 (\$41,000,000.00 increase) and authorization to proceed with full planning of a project to construct a new **Southeast Tennessee Regional Correctional Facility**, Pikeville, Tennessee. He stated that the request was in accordance with the estimated cost provided by the Mark Goldman Report prepared in March 2007. He said they need to escalate the cost to meet the 2010 estimated construction date and to allow the State to proceed with the execution of the designers and other necessary contracts for the planning of the facility. Comptroller Morgan stated that the request had not been through the Select Oversight Committee on Correction. He made a motion to approve the request, subject to favorable review and comment by the Oversight Committee. His motion was seconded, and passed without objection.

Revised Estimated Project Cost:       \$185,000,000.00

Estimated Planning & Utilities

Development Cost:               \$ 40,000,000.00

*SBC Project No.           142/013-02-2004*

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**MILITARY DEPARTMENT**

11:29 a.m.

General Gus Hargett requested action on the following matters.

**LOBELVILLE AND JACKSON READINESS CENTERS**

- 1) Approved a request to cancel the following projects and transfer funding to the Houston Barracks project below:

- A. **Lobelville – Perry County**  
(Maintenance Training Workbay)  
**Estimated Project Cost: \$50,000.00**  
SBC Project No. *361/045-01-2007*
- B. **Jackson – Madison County**  
(Kitchen)  
**Estimated Project Cost: \$304,995.89**  
SBC Project No. *361/042-01-2002*

**HOUSTON BARRACKS, NASHVILLE, TENNESSEE**

- 1) Approved a request for a revision in funding and acknowledgment of the source of funding from \$1,178,000.00 to \$1,698,222.777 (\$520,222.77 increase) of a project for **Rehab Building 102**, Houston Barracks, Nashville, Tennessee.

**Revised Estimated Project Cost: \$1,698,222.77**  
SBC Project No. *361/067-01-2007*

**READINESS CENTER, CENTERVILLE, TENNESSEE**

- 1) Approved a request for a revision in funding from \$591,000.00 to \$1,180,000.00 (\$589,000.00 increase) of a project for **Readiness Center Update** at Centerville, and authorization to award a contract to Fellowship Construction, Bon Aqua, in the amount of \$557,343.00, based on bids received May 22, 2008.

**Revised Estimated Project Cost: \$1,180,000.00**  
SBC Project No. *361/009-01-2006*

**READINESS CENTERS - CENTERVILLE, PULASKI AND GALLATIN**

- 1) Approved a request for a revision in scope of a project for **Reroof Readiness Centers** at Centerville, Pulaski and Gallatin to include cleaning and sealing of exterior building surfaces and interior building repairs due to water damage and leaks.

Estimated Project Cost: **\$931,000.00**

*SBC Project No. 361/000-05-2006*

**GRUBBS KYLE TRAINING SITE, SMYRNA TENNESSEE**

- 1) Approved a request to cancel the following projects at the Grubbs-Kyle Training Site due to transformation and master plan changes, all funded with Federal Funds (NGB).

**A) Visual Information Center**

Estimated Project Cost: \$6,000,000.00

*SBC Project No. 361/079-01-1999*

**B) Storage Building**

Estimated Project Cost: \$28,100.00

*SBC Project No. 361/079-08-1999*

**C) Storage Buildings**

Estimated Project Cost: \$228,000.00

*SBC Project No. 361/079-04-2001*

**D) Motor Vehicle Storage Area**

Estimated Project Cost: \$40,000.00

*SBC Project No. 361/079-06-2002*

**E) Central Dining Facility**

Estimated Project Cost: \$100,000.00

*SBC Project No. 361/079-02-2005*

## DEPARTMENT OF TRANSPORTATION

11:31 a.m.

Commissioner Gerald Nicely requested action on the following matters.

### TDOT QUARTERLY STATUS REPORT

- 1) Commissioner Nicely presented the third **Quarterly Status Report** of current projects in the Transportation Improvement Programs in accordance with the requirements of the "Transportation Reporting Act of 2002". Comptroller Morgan asked why ten projects had been pushed back, and if there just was not enough money to do them. Commissioner Nicely replied that that was the case. He said the projects were not being canceled, but just delayed. The Commission accepted the report as presented.

### REGION 3 – GILES COUNTY, TENNESSEE

- 1) Approved a request for a revision in funding from \$9,864,000.00 to \$15,000,000.00 (\$ 5,136,000.00 increase) to construct new administration and inspection buildings, ramps, truck parking, inspection pits, bypass communication and acceleration lanes at the **I-65 Weigh Scales** site in Giles County; and approval to contract through TDOT's procurement process the non-building portion of the work with the building portion of the work to be contracted through RPA's procurement process.

Revised Estimated Project Cost:      \$15,000,000.00  
*SBC Project No.                      243/020-02-2002*

### REGION 1 – GREENE COUNTY, TENNESSEE

- 1) Approved a project and acknowledgment of the source of funding for metal equipment shed for the **Brake Testing Inspection Station** at the I-81 Greene County Weigh Scale, with design and construction by TDOT.

Estimated Project Cost:      \$100,000.00  
*SBC Project No.                      241/010-01-2008*

**REGION 2 – PUTNAM COUNTY, TENNESSEE**

- 1) Approved a project and acknowledgement of the source of funding for a **Covered Salt Bin** located in Putnam County at Old Baxter Road / I-40, with design and construction by TDOT.

Estimated Project Cost:           **\$200,000.00**

*SBC Project No.*                    242/010-01-2008

**REGION 2 HEADQUARTERS COMPLEX, CHATTANOOGA, TENNESSEE**

- 1) Approved a request for a revision in the source of funding of a project for **Regional Transportation Management Center** at the new Region 2 Headquarters Complex in Chattanooga, Tennessee.

Estimated Project Cost:           **\$5,920,000.00**

*SBC Project No.*                    242/010-01-2007

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DEPARTMENT OF ENVIRONMENT AND CONSERVATION

11:34 a.m.

Assistant Commissioner Larry Lance requested action on the following matters.

PICKWICK LANDING STATE PARK, HARDIN COUNTY, TENNESSEE

- 1) Commissioner Lance presented a request for approval of a revision in funding and acknowledgment of the source of funding from \$4,520,000.00 to \$4,282,000.00 (\$238,000.00 decrease) of a project for **Raze Old Inn / Add Cabins** at Pickwick Landing State Park, Hardin County, Tennessee. Upon questioning by Speaker Naifeh, he stated that, rather than saving part of the Inn for an alternate use, the plan was to demolish the entire existing Inn structures. After discussion, the Commission approved the request as presented.

Revised Estimated Project Cost:      \$4,282,000.00  
SBC Project No.                      126/079-01-2007

MONTGOMERY BELL STATE PARK, DICKSON COUNTY, TENNESSEE

- 1) Approved a request for a revision in scope and funding from \$2,190,000.00 to \$2,538,000.00 (\$348,000.00 increase) of a project for **Cabins Replacement** at Montgomery Bell State Park, and authorization to award a contract to Millennium Construction, in the amount of \$2,093,555.02, which includes Alternates 1 & 2, based on bids received April 24, 2008.

Revised Estimated Project Cost:      \$2,538,000.00  
SBC Project No.                      126/054-01-2005

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TENNESSEE BOARD OF REGENTS

11:36 a.m.

Chancellor Charles Manning requested action on the following matters.

Statewide

- 1) Approved a request for a revision in estimated project cost and funding from \$9,283,000.00 to \$9,443,187.89 (a \$150,187.89 increase), and acknowledgement of source of funding for **CFC Chillers Replacements (Part 2)** for Systemwide programs.

Revised Estimated Project Cost: \$9,443,187.89  
SBC Project No. 166/000-02-2001

Austin Peay State University, Clarksville, Tennessee

- 1) Approved the selection of Rentenbach Constructors as Construction Manager / General Contractor for **Undergraduate Housing** at Austin Peay State University, Clarksville, based upon proposals received May 29, 2008.

Estimated Project Cost: \$30,000,000.00  
SBC Project No. 166/003-07-2007

East Tennessee State University, Johnson City, Tennessee

- 1) Approved a request for a revision in scope, estimated project cost and funding from \$250,000.00 to \$600,000.00 (an \$350,000.00 increase), and acknowledgment of source of funding, for Gift-in-Place project **Alumni Pathway** at East Tennessee State University in Johnson City, Tennessee.

Revised Estimated Project Cost \$600,000.00  
SBC Project No. 166/005-06-2007

- 2) Approved a request for a revision in scope, estimated project cost and funding from \$1,500,000.00 to \$1,931,708.54 (a \$431,708.54 increase) and acknowledgment of source of funding for **Coal Boiler Safety Repairs and Replacements** at East Tennessee State University.

Revised Estimated Project Cost: \$1,931,708.54  
SBC Project No. 166/005-02-2007

**Middle Tennessee State University, Murfreesboro, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$12,000,000.00 to \$12,350,000.00 (a \$350,000.00 increase), and acknowledgement of source of funding for **Student Housing** at Middle Tennessee State University in Murfreesboro, Tennessee.

Revised Estimated Project Cost: \$12,350,000.00  
SBC Project No. 166/009-10-1996

**Chattanooga State Technical Community College, Chattanooga, Tennessee**

- 1) Approved a request for a revision in estimated project cost, and funding from \$169,935.00 to \$199,935.00 (a \$30,000.00 increase) and acknowledgment of source of funding of the project for **Accessibility (ADA) Adaptations** at Chattanooga State Technical Community College in Chattanooga, and authorization to award a construction contract to Tower Construction Company, Inc. in the amount of \$77,217.00 based upon the base bid received May 28, 2008.

Revised Estimated Project Cost: \$199,935.00  
SBC Project No. 166/012-03-1999

**Cleveland State Community College, Cleveland, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$1,170,369.47 to \$1,355,369.47 (a \$185,000.00 increase) and acknowledgment of source of funding of the project for **Auditorium Building Renovations and Addition** at Cleveland State Community College in Cleveland, Tennessee, and authorization to award a construction contract to Chazler, Inc. in the amount of \$1,185,000 based upon the base bid received May 14, 2008.

Revised Estimated Project Cost: \$1,355,369.47  
SBC Project No. 166/013-03-2006

**Tennessee Technology Center @ Memphis, Memphis, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$190,000.00 to \$221,354.67 (an \$31,354.67 increase), and acknowledgment of source of funding for **Energy Management System & Security Updates** at Tennessee Technology Center @ Memphis in Memphis, Tennessee.

Revised Estimated Project Cost: \$221,354.67  
SBC Project No. 166/070-01-2007

**Tennessee Technological University, Cookeville, Tennessee**

- 1) Approved a request for a revision in estimated project cost and funding from \$1,400,000.00 to \$1,860,000.00 (a \$460,000.00 increase), and acknowledgment of source of funding, for **Hooper Eblen Center Basketball Offices** at Tennessee Technological University in Cookeville, and authorization to award a construction contract to Cambridge Constructors, Inc. in the amount of \$1,654,000.00, based upon the base bid and one alternate received June 4, 2008.

Revised Estimated Project Cost: \$1,860,000.00  
SBC Project No. 166/011-07-2006

- 2) Approved a request for a revision in scope, estimated project cost and funding from \$25,040,000.00 to \$27,040,000.00 (a \$2,000,000.00 increase), acknowledgment of source of funding, and approval of the Early Design Phase for **New Residence Halls Phase 2** at Tennessee Technological University in Cookeville, as presented by the joint venture of Bernard Weinstein/Upland Design Group.

Revised Estimated Project Cost \$27,040,000.00  
SBC Project No. 166/011-04-2007

- 3) Approved the Early Design Phase for **Science, Technology, Engineering, & Math Center** at Tennessee Technological University in Cookeville, as presented by McFarlin Huitt Panvini, Inc.

Estimated Project Cost: \$6,500,000.00  
SBC Project No. 166/011-01-2005

**Discussion of Bids**

- 1) **University of Memphis**  
(South Campus Electrical / Gas Utility Modifications)  
SBC Project No. 166/007-10-2005  
Bid date: 06-04-2008  
SBC Action: Referred to Subcommittee with authority to act
- 2) **Tennessee State University**  
(Elliott Hall Gallery Renovations)  
SBC Project No. 166/001-02-2006  
Bid date: 06-04-2008  
SBC Action: No action required

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DEPARTMENT OF FINANCE AND ADMINISTRATION

11:50 a.m.

JAMES K. POLK BUILDING, NASHVILLE, TENNESSEE

- 1) Approved a request to execute limited scope of work through the Direct Order Contract for **Energy Savings Performance Contracting** at James K. Polk Building, Nashville, Tennessee.

Estimated Project Cost:           \$5,000,000.00  
SBC Project No.           529/000-01-2003

STATEWIDE

- 1) Mr. Fitts presented a request for a revision in scope of a project for **Intermediate Care Facilities / MR Homes** at Shelby, Fayette and Greene Counties, to lower the number of homes from 20 to 15 that can be constructed within the approved funding. He added that current estimates indicate the available funds will only support 15 units. After discussion the request was approved as presented.

Estimated Project Cost:           \$19,520,000.00  
SBC Project No.           346/000-05-2005

TENNESSEE STATE CAPITOL, NASHVILLE, TENNESSEE

- 1) Treasurer Sims brought up from the floor a request to revise the scope of a project for Mechanical / Electrical Upgrades at the Tennessee State Capitol, to include the Senate Chambers in Phase 1 of the project, and asked that the Subcommittee be given authority to approve additional funding required. Mr. Fitts commented that there had been a failure recently in the Senate Chambers, but the cause was yet to be determined. He said the improvements to the Senate Chambers will be more extensive and complicated than the House Chambers, and questioned whether there was enough time to get the work done before Session. Treasurer Sims added that the intent was to get the ball rolling. After discussion, the Commission approved revising the scope to include the Senate Chambers in Phase 1.

Estimated Project Cost:           \$16,500,000.00  
Estimated Planning Cost:       \$   975,000.00  
SBC Project No. 529/005-01-2005

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## STATE BUILDING COMMISSION

### MINUTES OF MEETING OF STATE BUILDING COMMISSION

- 1) Approved the Minutes of the State Building Commission meeting held on May 8, 2008.

### REPORT OF CHANGE ORDERS RESULTING IN CUMULATIVE CHANGE ORDER COSTS TO EXCEED 10% OF BASE CONTRACT AMOUNT

- 1) **Big Ridge State Park**  
(Campground Repairs)  
Change Order No. 6  
Change Order Amount: \$56,740.00  
Change Order Percent: 10.41  
Cumulative Percent 20.36  
SBC Project No. 126/009-01-2005
- 2) **Henry Horton State Park**  
(Pro Shop Upgrades)  
Change Order No. 2  
Change Order Amount: \$61,580.23  
Change Order Percent: 11.6  
Cumulative Percent 11.72  
SBC Project No. 126/051-02-2006
- 3) **East Tennessee State University**  
(Fire Alarm System Update)  
Change Order No. 8  
Change Order Amount: \$17,963.85  
Change Order Percent: 10.15  
Cumulative Percent 24.88  
SBC Project No. 166/005-02-2003
- 4) **East Tennessee State University**  
(Electrical Repair and Replacement)  
Change Order No. 6  
Change Order Amount: \$9,024.54  
Change Order Percent: 1.81  
Cumulative Percent 20.80  
SBC Project No. 166/005-02-2004

- 5) **Middle Tennessee State University**  
(Family Housing Renovations)

|                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 22              |
| Change Order Amount:  | \$27,631.34     |
| Change Order Percent: | 0.99            |
| Cumulative Percent    | 23.18           |
| SBC Project No.       | 166/009-07-2004 |
- 6) **Walters State Community College**  
(Public Safety Center Development)

|                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 9               |
| Change Order Amount:  | \$19,057.68     |
| Change Order Percent: | 0.66            |
| Cumulative Percent    | 11.98           |
| SBC Project No.       | 166/023-01-1997 |
- 7) **Tennessee School for the Blind**  
(Exterior Wall Repairs)

|                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 4               |
| Change Order Amount:  | \$39,741.25     |
| Change Order Percent: | 8.27            |
| Cumulative Percent    | 22.30           |
| SBC Project No.       | 168/005-01-2006 |
- 8) **Tennessee School for the Blind**  
(Exterior Wall Repairs)

|                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 5               |
| Change Order Amount:  | \$17,325.01     |
| Change Order Percent: | 3.60            |
| Cumulative Percent    | 25.91           |
| SBC Project No.       | 168/005-01-2006 |
- 9) **Tennessee School for the Deaf**  
(Old Gym Renovation)

|                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 1               |
| Change Order Amount:  | \$490,558.00    |
| Change Order Percent: | 15.49           |
| Cumulative Percent    | 15.49           |
| SBC Project No.       | 168/007-01-2003 |
- 10) **Legislative Plaza**  
(Entrance Upgrades)

|                       |                 |
|-----------------------|-----------------|
| Change Order No.      | 6               |
| Change Order Amount:  | \$61,080.03     |
| Change Order Percent: | 15.70           |
| Cumulative Percent    | 82.50           |
| SBC Project No.       | 529/045-01-2006 |

### **SUB-COMMITTEE REPORT**

- 1) Report received of final action taken at the State Building Commission Executive Subcommittee meeting held on April 21, 2008.

### **DESIGNER SELECTION LIST**

- 1) Approved the following designer selections as recommended:

- 1) **Tennessee School for the Blind**  
(Geothermal Addition)  
Estimated Project Cost: \$233,000.00  
SBC Project No. 168/005-01-2008  
Designer: **NEVILLE ENGINEERING**
- 2) **South-Central Armories – Lewisburg**  
(Reroofs)  
Estimated Project Cost: \$1,080,000.00  
SBC Project No. 361/000-05-2004  
Designer: **RICHARD RINKS & ASSOCIATES**

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There being no further business, the meeting adjourned at 11:53 a.m.

Approved by: \_\_\_\_\_

M.D. Goetz, Jr., Commissioner  
Department of Finance and Administration